

127.0

0005

0003.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

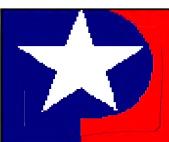
872,100 / 872,100

USE VALUE:

872,100 / 872,100

ASSESSED:

872,100 / 872,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
25		HIGHLAND AVE, ARLINGTON

**OWNERSHIP**

Owner 1:	RAMOL PARTNERS LLC	Unit #:	
Owner 2:			
Owner 3:			
Street 1:	397 ELLIOT ST		
Street 2:			

Twn/City: NEWTON

St/Prov: MA	Cntry	Own Occ: N
Postal: 02464		Type:

**PREVIOUS OWNER**

Owner 1:	DANTUONO JOHN A & MARY J -
Owner 2:	-
Street 1:	10 EARLES ROW
Twn/City:	WILMINGTON
St/Prov: MA	Cntry
Postal: 01887	

**NARRATIVE DESCRIPTION**

This parcel contains .112 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2588 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4879		Sq. Ft.	Site		0	70.	1.16	8									396,458						396,500	

**IN PROCESS APPRAISAL SUMMARY**

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items		Land Value	Total Value		Entered Lot Size		Total Land:		82109	
104	4879.000	475,600			396,500	872,100						GIS Ref	
												GIS Ref	
												Insp Date	
												11/29/17	

PREVIOUS ASSESSMENT								Parcel ID	127.0-0005-0003.0		PRINT	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Date	Time
2022	104	FV	475,600	0	4,879.	396,500	872,100		Year end	12/23/2021		
2021	104	FV	453,300	0	4,879.	396,500	849,800		Year End Roll	12/10/2020		
2020	104	FV	453,300	0	4,879.	396,500	849,800	849,800	Year End Roll	12/18/2019		
2019	104	FV	349,000	0	4,879.	396,500	745,500	745,500	Year End Roll	1/3/2019		
2018	104	FV	325,700	0	4,879.	351,100	676,800	676,800	Year End Roll	12/20/2017		
2017	104	FV	304,700	0	4,879.	294,500	599,200	599,200	Year End Roll	1/3/2017		
2016	104	FV	304,700	0	4,879.	294,500	599,200	599,200	Year End	1/4/2016		
2015	104	FV	270,200	0	4,879.	254,900	525,100	525,100	Year End Roll	12/11/2014		

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
DANTUONO JOHN A	1575-110	1	7/2/2021		980,000	No	No			9865
	987-23		8/1/1984		125,000	No	No	Y		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/13/2021	1425	Add Bath	133,000	O					9/16/2021	SQ Mailed	JO	Jenny O
7/15/2021	1012	Inter-De	5,000	O					11/29/2017	MEAS&NOTICE	HS	Hanne S
4/12/2004	242	Siding	10,400	C		G6	GR FY06	VINYL & GUTTERS	2/4/2009	Measured	345	PATRIOT
									3/12/2005	External Ins	BR	B Rossignol
									3/1/2005	Permit Visit	BR	B Rossignol
									4/11/2000	Inspected	264	PATRIOT
									12/6/1999	Measured	264	PATRIOT
									3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>								
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Average													
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:														
(Liv) Units:	2	Total: 2		3/4 Bath:		Rating:														
Foundation:	3 - BrickorStone			A 3QBth:		Rating:														
Frame:	1 - Wood			1/2 Bath:		Rating:														
Prime Wall:	4 - Vinyl			A HBth:		Rating:														
Sec Wall:		%		OthrFix:		Rating:														
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>												
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average	1st Res Grid   Desc: Line 1   # Units 1												
Color:	BEIGE			A Kits:		Rating:														
View / Desir:				Fpl:		Rating:														
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:														
Grade:	C - Average			<b>CONDOS INFORMATION</b>																
Year Blt:	1926	Eff Yr Blt:		Location:																
Alt LUC:		Alt %:		Total Units:																
Jurisdct:	G6	Fact: .		Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>								
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL							
Prim Int Wal	2 - Plaster			Functional:			%	Interior:		1	7	3	1							
Sec Int Wall:		%		Economic:			%	Additions:		1	6	2	1							
Partition:	T - Typical			Special:			%	Kitchen:												
Prim Floors:	3 - Hardwood			Override:			%	Baths:												
Sec Floors:		%		Total:		31	%	Plumbing:												
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				Electric:												
Subfloor:				Basic \$ / SQ:	180.00	<b>COMPARABLE SALES</b>				Heating:										
Bsmnt Gar:				Size Adj.: 1.05571866		Rate	Parcel ID	Typ	Date	Sale Price										
Electric:	3 - Typical			Const Adj.: 0.98990101																
Insulation:	2 - Typical			Adj \$ / SQ: 188.110																
Int vs Ext:	S			Other Features: 101500																
Heat Fuel:	2 - Gas			Grade Factor: 1.00																
Heat Type:	5 - Steam			NBHD Inf: 1.00000000																
# Heat Sys:	2			NBHD Mod:																
% Heated:	100	% AC:		LUC Factor: 1.00																
Solar HW:	NO	Central Vac: NO		Adj Total: 689274																
% Com Wal		% Sprinkled		Depreciation: 213675		Juris. Factor: 1.00		Before Depr: 188.11												
				Depreciated Total: 475599		Special Features: 0		Val/Su Net: 107.77												
						Final Total: 475600		Val/Su SzAd: 183.77												
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:								
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 127.0-0005-0003.0												<b>IMAGE</b>				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:				<b>AssessPro Patriot Properties, Inc</b>				
<p>The sketch shows a rectangular property boundary with various rooms labeled: OFFP (Open Porch), OFP (Upper Attic), BMT (Basement), SFL (Second Floor), FFL (First Floor), and UAT (Upper Attic). The sketch also includes numerical values for room sizes and totals: 102, 26, 1196, 14, 98, 7, 1, 7, 4, 18, and 28.</p>																				